

# \$389,000 - 735005 Range Road 114, Hythe

MLS® #A2207335

## \$389,000

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 11.73 Acres

NONE, Hythe, Alberta

11.73-Acre Property with 1,520 Sqft Home  
(2016)

Location: 735005 Range Road 114, COUNTY  
OF GP.

Just 1 km off pavement, 7 mins to Hythe  
(amenities included).

### Home Features:

3 bed, 2 bath manufactured home in excellent  
condition.

Primary suite: 5-piece ensuite + large walk-in  
closet.

Open-concept living area with vaulted ceilings.  
Modern kitchen with island, pantry, and newer  
appliances.

Two additional bedrooms with walk-in closets.

Ample storage throughout.

### Property Highlights:

Fenced & cross-fenced paddocks, livestock  
waterer, and shelterbelt.

High-producing well + tank-and-mound septic  
system.

Overhead power + propane heating.

Price: Under \$400K

Ideal for: Horse owners or those seeking a  
private, move-in-ready acreage.

All that's left to do is the landscaping and  
decks!



Built in 2016

## Essential Information

MLS® #	A2207335
Price	\$389,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	11.73
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

## Community Information

Address	735005 Range Road 114
Subdivision	NONE
City	Hythe
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H2C0

## Amenities

Parking	Parking Pad, RV Access/Parking
---------	--------------------------------

## Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle

Construction	Mixed
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	38
Zoning	CR-5

### **Listing Details**

Listing Office	All Peace Realty Ltd.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.